



**Connells**

Greenhill Lane  
Wheaton Aston Stafford



## Property Description

Connells Wolverhampton are delighted to bring to the market this fabulous four bedroom link detached family property in a popular rural village. Benefiting from NO ONWARD CHAIN this property must be viewed in order to fully appreciate.

The property comprises of entrance porch, entrance hall, lounge, sitting room, conservatory, kitchen and ground floor wet room. On the first floor there are a selection of four bedrooms and spacious family bathroom. Externally there is a garage storage area, large driveway to front and an enclosed rear garden with timber shed.

## The Location & Area

Situated in the popular rural village of Wheaton Aston which has a number of public houses, eateries, doctors, pharmacy, convenience stores, local schooling, further shopping and schools can be found within neighbouring villages which includes Brewood, Codsall, Telford, Wolverhampton, Cannock, Penkridge and Newport areas.

## Entrance Porch

Double glazed door to front, door to entrance hall, door to garage storage area.

## Entrance Hall

Door to porch, doors to various rooms.

## Lounge

12' x 17' 1" ( 3.66m x 5.21m )  
Double glazed bow window to front, central heating radiator, door to entrance hall.

## Dining Room

15' 5" x 8' 11" ( 4.70m x 2.72m )  
Double glazed French doors to conservatory, central heating radiator, open to entrance hall.

## Conservatory

9' 9" x 9' 7" ( 2.97m x 2.92m )  
Double glazed windows, doors to rear garden.

## Kitchen

15' 5" x 7' 9" ( 4.70m x 2.36m )  
Double glazed window to rear, a range of wall and base units, space for fridge freezer, space for cooker, inset one and half drainer stainless steel drainer sink, double glazed door to side garage storage area.

## Side Garage Storage Area

20' 1" x 7' 8" ( 6.12m x 2.34m )  
Double glazed door to side, door to garden, plumbing for washing machine.

## Downstairs Wet Room

Electric shower, wash hand basin, low flush toilet, door to entrance hall.

## First Floor Landing

Doors to various rooms.

## Bedroom One

11' 7" x 9' 5" ( 3.53m x 2.87m )

Double glazed window to front, central heating radiator, fitted wardrobe, door to first floor landing.

## Bedroom Two

11' 6" x 10' 11" ( 3.51m x 3.33m )

Double glazed window to rear, central heating radiator, fitted wardrobe, door to first floor landing.

## Bedroom Three

8' 10" x 7' 5" ( 2.69m x 2.26m )

Double glazed window to rear, central heating radiator, door to first floor landing.

## Bedroom Four

10' x 6' 8" ( 3.05m x 2.03m )

Double glazed window to front, central heating radiator, fitted wardrobe, door to first floor landing.

## Family Bathroom

Double glazed window to rear, freestanding bath, low flush toilet, vanity sink, door to first floor landing.

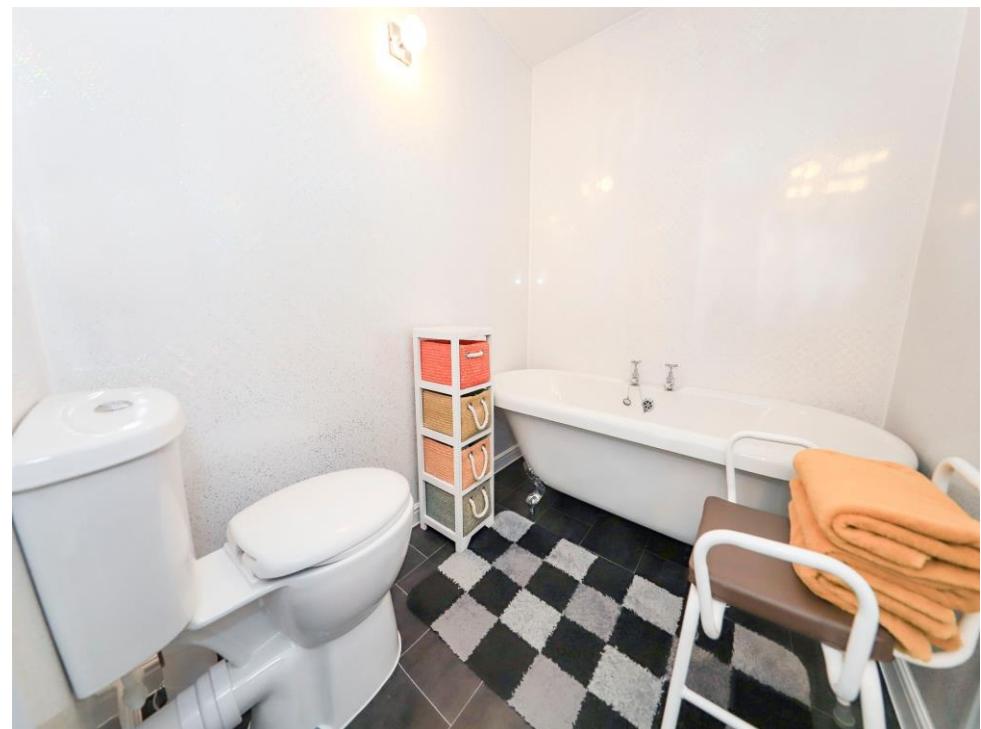
## Outside Front

Large driveway to front, lawned area.

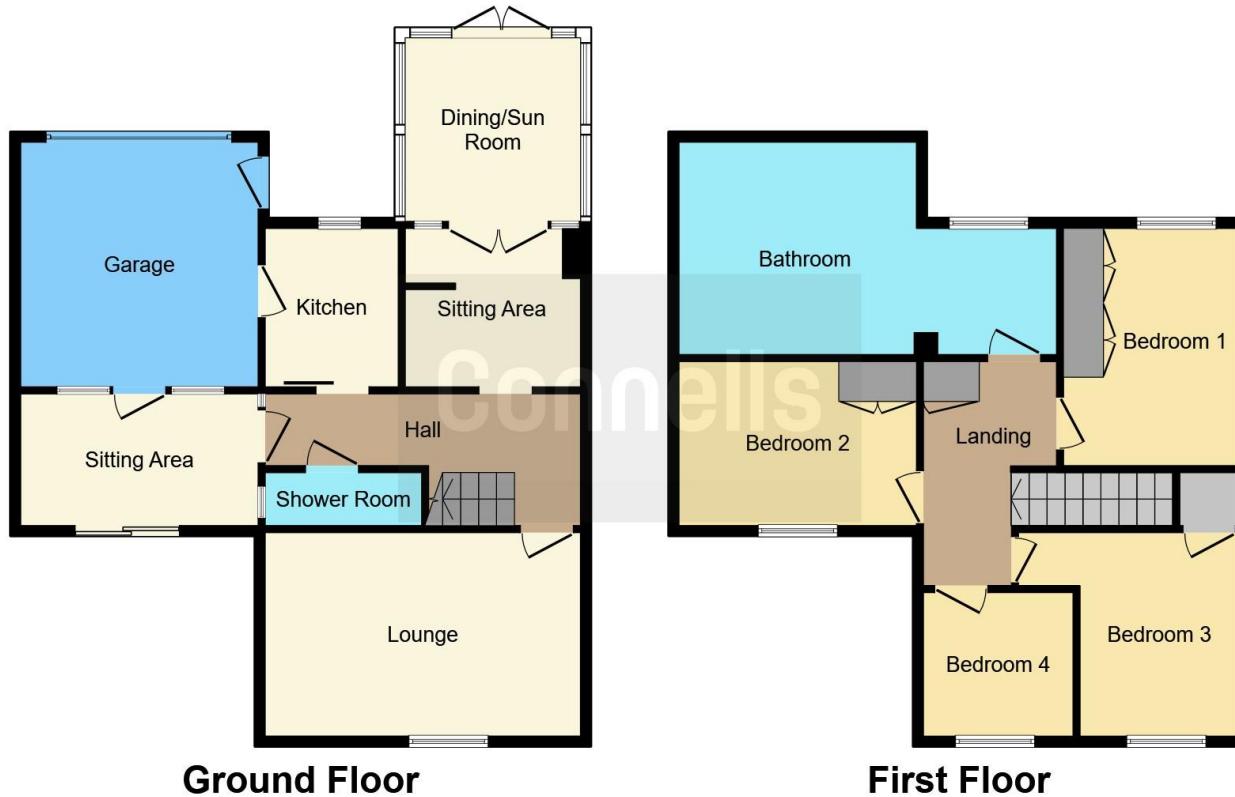
## Outside Rear

Good size enclosed rear garden mostly paved with a range of mature plants, trees and shrubs in planter beds, part timber and part brick outbuilding.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: B    Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH332615](http://connells.co.uk/Property/WVH332615)**



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